119.0	0005	0010.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	820,500 / 820,500
					USE VALUE:	820,500 / 820,500
					ASSESSED:	820,500 / 820,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		SEMINOLE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JIANG ZHOULIN
Owner 2:	ZHU HONGLI
Owner 3:	
Street 1:	12 SEMINOLE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PALLOTTA MICHAEL D -
Owner 2:	PALLOTTA MARYANN F -
Street 1:	12 SEMINOLE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,684 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1963, having primarily Wood Shingle Exterior and 2470 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7684.000	364,600	500	455,400	820,500
Total Card	0.176	364,600	500	455,400	820,500
Total Parcel	0.176	364,600	500	455,400	820,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 332.19 | /Parcel: 332.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 119.0-0005-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	364,600	500	7,684.	455,400	820,500	820,500	Year End Roll	12/18/2019
2019	101	FV	350,500	500	7,684.	455,400	806,400	806,400	Year End Roll	1/3/2019
2018	101	FV	345,600	500	7,684.	390,300	736,400	736,400	Year End Roll	12/20/2017
2017	101	FV	345,600	500	7,684.	364,300	710,400	710,400	Year End Roll	1/3/2017
2016	101	FV	345,600	500	7,684.	312,200	658,300	658,300	Year End	1/4/2016
2015	101	FV	296,500	600	7,684.	279,700	576,800	576,800	Year End Roll	12/11/2014
2014	101	FV	296,500	600	7,684.	258,900	556,000	556,000	Year End Roll	12/16/2013
2013	101	FV	296,500	600	7,684.	246,900	544,000	544,000		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PALLOTTA MICHAE	67528-337		6/29/2016		800,000	No	No		
NATL BANK OF GR	21895-249		3/31/1992		225,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/2007	1070	Manual	4,500					adding rear deck

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2018	Inspected	PH	Patrick H
8/24/2018	MEAS&NOTICE	BS	Barbara S
2/24/2009	Meas/Inspect	189	PATRIOT
3/21/2000	Inspected	270	PATRIOT
2/14/2000	Measured	268	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7684		Sq. Ft.	Site		0	70.	0.85	4									455,364						455,400	

Total AC/HA: 0.17640 | Total SF/SM: 7684 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 455,364 | Spl Credit | Total: 455,400

User Acct

77188

GIS Ref

GIS Ref

Insp Date

09/22/18

!9274!

PRINT

Date	Time
12/10/20	23:46:27

LAST REV

Date	Time
10/03/18	11:40:16

mmcmakin

9274

USER DEFINED

Prior Id # 1:	77188
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.32917202
Const Adj.:	1.02316034
Adj $ / SQ:	129.196
Other Features:	141367
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	495414
Depreciation:	130789
Depreciated Total:	364625

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

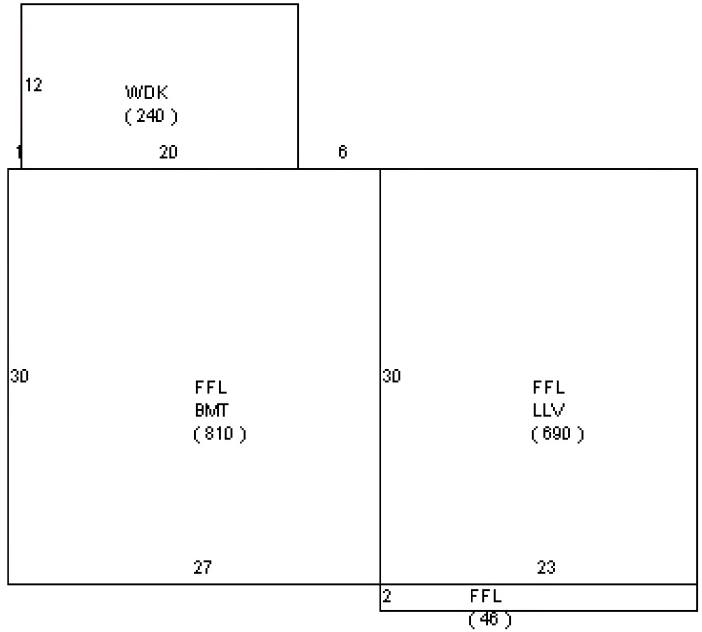
No Unit	RMS	BRS	FL
1	9	3	1
Totals			
1	9	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	142.12
Special Features:	0	Val/Su Net:	110.96
Final Total:	364600	Val/Su SzAd	235.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,546	129.200	199,737
BMT	Basement	810	67.440	54,627
LLV	Lower Level	690	75.580	52,150
WDK	Deck	240	10.400	2,497

Net Sketched Area:	3,286			Total:	309,011
Size Ad	1546	Gross Are	3286	FinArea	2470

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80	G	
LLV	100	FLA	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

119.0-0005-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	9X12	A	AV	1970	7.85	T	39.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:	Total: 500